



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Keith Leonard, AICP, Associate Planner

DATE: February 22, 2023

SUBJECT:

Consideration of an Architectural Review application (AR 22-0008) for 45 new attached townhome units in an existing multi-family development on a 16.7 acre site in the Medium High Density Residential (RMH) zone at 7800 SW Sagert Street and 20400 SW Martinazzi Avenue (Washington County Tax Lot: 2S125BA00100).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 22-0008), subject to the recommended conditions of approval in the attached Analysis and Findings.

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises 16.7 acres of land in the Medium High Density Residential zone, located south of SW Sagert Street, east of SW Martinazzi Avenue, north of SW Avery Street and west of I-5 exit to I-205. The land is currently occupied by 211 multiple family units in 26 buildings and abuts the Methodist Church of Tualatin campus along the western property line of the subject property. There are currently 361 parking spaces for the existing development.
- The applicant proposes to demolish two existing buildings and add an additional 12 buildings that will consist of multi-story townhomes. The proposed development will increase the total number of dwelling units to 240 within 36 buildings. The new units will be two and three bedrooms. The applicant is proposing to add 8 carports with 132 spaces for an overall total of 442 off-street parking spaces to serve the entire apartment community. An existing basketball court and other paved play area will be removed for the proposed construction. An existing swimming pool will remain. There will be 5 outdoor play areas to serve all the residents.
- The applicant has also proposing removal of 49 trees and have submitted a Tree Removal Permit in conjunction with this Architectural Review.
- There are existing City utilities that will adequately serve the site.
- Public comments - No public comments were received as off the date this staff report was drafted.

OUTCOMES OF DECISION:

Approval of AR 22-0008 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 22-0008 with conditions of approval and direct staff to provide updated Analysis and Findings;
 - Continue the hearing to a later date for further consideration; or
 - Deny AR 22-0008.
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ATTACHMENTS:

- Attachment A - Analysis and Findings
- Attachment B - Presentation
- Exhibit 1 - Narrative
- Exhibit 2 – Plan Set and Elevations
- Exhibit 3 – Tree Assessment Report
- Exhibit 4 – Transportation Impact Analysis
- Exhibit 5 – Preliminary Stormwater Report
- Exhibit 6 – Supporting Documents
- Exhibit A - Engineering Memo for AR22-0008 Revised
- Exhibit B – Public Noticing Requirements
- Exhibit C – Tualatin Valley Fire & Rescue Conditions
- Exhibit D – Clean Water Services Memorandum
- Exhibit E – ODOT Response
- Exhibit F – Figure 73-1 Parking Space Design Standards
- Exhibit G – Figure 73-2 Vision Clearance Area
- Exhibit H – Map 8-1 Tualatin Functional Classification Plan
- Exhibit I – Map 8-4 Tualatin Bicycle and Pedestrian Plan
- Exhibit J – Map 8-5 Tualatin Transit Plan
- Exhibit K – Applicant email with public improvement cost estimate